157.0	0009	0009.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,500 / 822,500
					USE VALUE:	822,500 / 822,500
					ASSESSED:	822,500 / 822,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
205		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VU HALONG &
Owner 2:	NG SYLVIA
Owner 3:	
Street 1:	205 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HYUN TOMMY Y -
Owner 2:	SOLA CATHERINE -
Street 1:	205 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2006 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4750.000	428,700		393,800	822,500
Total Card	0.109	428,700		393,800	822,500
Total Parcel	0.109	428,700		393,800	822,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.02 /Parcel: 410.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105228

GIS Ref

GIS Ref

Insp Date 06/30/18

!12364!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0009-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	428,700	0	4,750.	393,800	822,500		Year end	12/23/2021
2021	101	FV	417,200	0	4,750.	393,800	811,000		Year End Roll	12/10/2020
2020	101	FV	417,300	0	4,750.	393,800	811,100	811,100	Year End Roll	12/18/2019
2019	101	FV	298,300	0	4,750.	393,800	692,100	692,100	Year End Roll	1/3/2019
2018	101	FV	298,300	0	4,750.	331,900	630,200	630,200	Year End Roll	12/20/2017
2017	101	FV	295,800	0	4,750.	303,800	599,600	599,600	Year End Roll	1/3/2017
2016	101	FV	294,200	0	4,750.	258,800	553,000	553,000	Year End	1/4/2016
2015	101	FV	283,500	0	4,750.	225,000	508,500	508,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:30:13

LAST REV

Date	Time
08/07/18	14:52:09
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12364

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HYUN TOMMY Y,	67807-291		8/15/2016		754,000	No	No		
COLETTA DEBORAH	51208-332		5/22/2008		475,484	No	No		
	21090-485		4/1/1991		1	No	No	F	

USER DEFINED

Prior Id # 1:	105228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2016	387	Alterati	24,515					convert 3 season p
5/9/2013	659	Manual	10,000	C				
5/1/2012	551	Redo Kit	61,000					& REDO HBATH / MOV
12/9/2011	1605	New Wind	12,240	C				replace 16 windows
7/20/2004	643	Re-Roof	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Meas/Inspect	HS	Hanne S
4/12/2017	Left Notice	DGM	D Mann
4/12/2017	Measured	DGM	D Mann
4/12/2017	Permit Visit	DGM	D Mann
4/29/2014	External Ins	PC	PHIL C
6/25/2012	Info Fm Prmt	BR	B Rossignol
10/14/2008	Inspected	355	PATRIOT
12/1/1999	Measured	268	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4750		Sq. Ft.	Site		0	70.	1.18	7									393,750						393,800	

Total AC/HA:	0.10904	Total SF/SM:	4750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,750	Spl Credit		Total:	393,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.17342973
Const Adj.:	0.98795551
Adj $ / SQ:	162.302
Other Features:	115500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480660
Depreciation:	51911
Depreciated Total:	428749

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

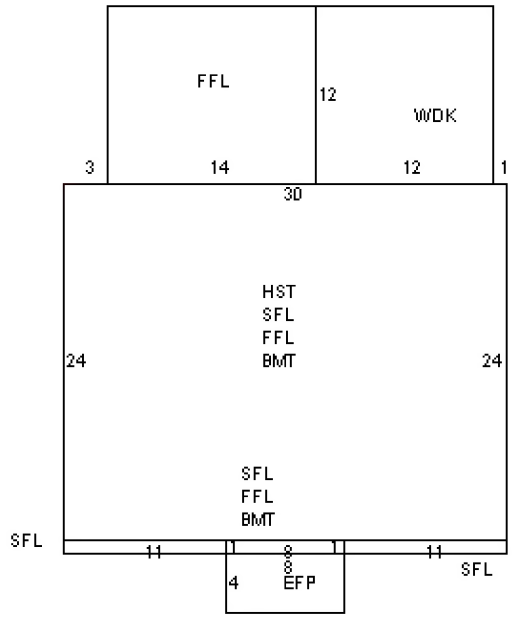
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.30
Special Features:	0	Val/Su Net:	147.32
Final Total:	428700	Val/Su SzAd	213.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	162.300	145,422
SFL	Second Floor	750	162.300	121,726
BMT	Basement	728	48.690	35,447
HST	Half Story	360	162.300	58,429
WDK	Deck	144	12.790	1,842
EFP	Enclos Porch	32	71.730	2,295

Net Sketched Area:	2,910	Total:	
Size Ad	2006	Gross Area	5286	FinArea	2006
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0009-0009.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc